

CITY OF RIVERSIDE PLANNING DEPARTMENT
TEMPORARY USE PERMIT (TUP)
GENERAL CONDITIONS



1. Temporary Sales or special event areas shall be clearly marked in accordance with the approved site plan. Adequate on-site parking and access shall be provided.
2. Temporary sales or special event areas shall not occupy more than 10% of the parking areas and not substantially alter the existing circulation pattern of the site. **The temporary sales or special event area shall not obstruct any existing handicapped accessible parking space. Sidewalks and other access to buildings shall be maintained at a minimum width of 4 feet to provide for handicapped access.**
3. Hours of operation for Christmas tree and pumpkin sales lots, including the use of generators and lot lighting, excluding security lighting, shall be limited to 9:00 a.m. to 10:00 p.m. unless other hours are approved by the Planning Director. Security lighting shall be shielded to prevent light spillage onto the adjacent properties.
4. Incidental sale of Christmas tree lights, tree decorations and stands, may be sold in conjunction with the Christmas tree sale, excluding the sale of gift items.
5. Parking lot, sidewalk sales and special events must be in conjunction with, and clearly incidental to an existing permanent use on-site.
6. Other conditions to mitigate potential land use impacts and public safety may be required as deemed necessary.
7. **At the completion of the special event or at the completion of the temporary sales lot selling season, the lot shall be cleared of all unsold merchandise and returned to its original state.**